

this subdivision shall be construed to prohibit a mortgage broker or mortgage banker from asking the appraiser to:

- a. Consider additional appropriate property information;
 - b. Provide further detail, substantiation, or explanation for the appraiser's value conclusion; or
 - c. Correct errors in the appraisal report.
- (8) Failing to promptly pay when due according to the normal and customary business practices between the lender and appraiser reasonable fees to a real estate appraiser for appraisal services that are:
- a. Requested from the appraiser in writing by the mortgage broker or mortgage banker or an employee of the mortgage broker or mortgage banker; and
 - b. Performed by the appraiser in connection with the origination or closing of a mortgage loan for a customer or the mortgage broker or mortgage banker."

SECTION 3. G.S. 53-243.11, as enacted by either House Bill 1106 or Senate Bill 904, 2001 General Assembly, is amended by adding a new subdivision to read:

- "(11) To influence or attempt to influence through coercion, extortion, or bribery, the development, reporting, result, or review of a real estate appraisal sought in connection with a mortgage loan. Nothing in this subdivision shall be construed to prohibit a mortgage broker or mortgage banker from asking the appraiser to do one or more of the following:
- a. Consider additional appropriate property information.
 - b. Provide further detail, substantiation, or explanation for the appraiser's value conclusion.
 - c. Correct errors in the appraisal report."

SECTION 4. Section 3 of this act becomes effective July 1, 2002, if House Bill 1106 or Senate Bill 904 of the 2001 General Assembly becomes law. The remainder of this act becomes effective October 1, 2001, except that the amendments made to G.S. 93E-1-5 by Section 1 of this act are effective with respect to appointments for terms beginning July 1, 2001, and after.

In the General Assembly read three times and ratified this the 22nd day of August, 2001.

Became law upon approval of the Governor at 7:44 p.m. on the 30th day of August, 2001.